



Selah Planning Commission
Regular Meeting
Tuesday, February 16, 2016
5:30 p.m.
City Council Chambers

Chairman:
Commissioners:

Willie Quinnell
Dillon Pendleton
Lisa Smith
Eric Miller
Carl Torkelson

CITY OF SELAH
115 West Naches Avenue
Selah, Washington 98942

City Planner:
Secretary:

Tom Durant
Caprise Groo

AGENDA

- A. Call to Order - Chairman
- B. Roll Call
- C. Agenda Changes
- D. Communications
 - 1. Oral

This is a public meeting. If you wish to address the Commission concerning any matter that is not on the agenda, you may do so now. Please come forward to the podium, stating your name and address for the record. The Chairman reserves the right to place a time limit on each person asking to be heard.

- 2. Written - None
- E. Approval of Minutes
 - 1. February 2, 2016
- F. Public Hearings
 - 1. Old Business - None
 - 2. New Business –Short Subdivision File # 913.45.16-01.
- G. General Business
- H.
 - 1. Old Business – None
 - 2. New Business- None
- H. Reports/Announcements
 - 1. Chairman
 - 2. Commissioners
 - 3. Staff

- I. Adjournment

Next Regular Meeting: March 15, 2016

City of Selah
Planning Commission Minutes
Of
February 2, 2016

Selah Council Chambers
115 W. Naches Ave.
Selah, Washington 98942

A. Call to Order

The meeting was called to order by Chairman Quinnell at 5:37 p.m.

B. Roll Call

Members Present: Commissioners: Miller, Quinnell, Torkelson, Smith, and Pendleton.
Staff Present: Joe Henne, Public Works Director, Caprise Groo, Secretary

C. Agenda Changes : None

D. Communications

1. Oral- None
2. Written- None

E. Approval of Minutes

1. January 19, 2016

Commissioner Miller motioned to approve the minutes with minor changes.

Commissioner Torkelson seconded the motion.

Chairman Quinnell called for a voice vote and the minutes were approved with a vote of 5-0.

F. Public Hearings

1. Old Business - None
2. New Business - None

G. General Business

H.

1. Old Business – None
2. New Business- None

H. Reports/Announcements

1. Chairman
2. Commissioners
3. Staff

I. Adjournment

Commissioner Torkelson motioned to adjourn the meeting, Commissioner Smith seconded the motion. Chairman Quinnell adjourned the meeting at 5:39 pm with a voice vote of 5-0.

Chairman

CITY OF SELAH PLANNING COMMISSION
STAFF REPORT
February 8, 2016

FILE NO.: 913.45.16-01

PROPOSAL: Two-lot short subdivision to divide a 2.92 acre parcel into two lots, 1.0 and 1.92 acres in size respectively. Both lots have frontage on East Goodlander Road and are now or will be served by City water and sanitary sewer. The applicant has indicated that current plans are to develop a single-family residence on the undeveloped one acre lot.

PROPONENT: Robert James

PROPERTY OWNER: Paul & Connie James

LOCATION: 111 E. Goodlander Road. The site is located on the north side of E. Goodlander Road, 230 feet east of N. 1st Street and 700 feet west of Lancaster Road. (Tax Parcel Number: 181425-33418).

APPLICATION AUTHORITY AND JURISDICTION: Short Subdivisions are reviewed by the Planning Commission for compliance with SMC 10.50 who then makes a recommendation to the City Administrator for decision. If the City Administrator makes a different decision than that recommended by the Planning Commission, the final determination is made by the City Council (SMC 10.50.016(a)). The Planning Commission reviews the application for conformance with SMC 10.50 and factors given by RCW 58.17.110. The Commission shall recommend approval, approval with alterations or denial.

LAND USE AND ZONING: The property is occupied by the owner's house, accessory buildings and pasture. Zoning is R-2, two-family residential. Adjacent properties to the east and west are also zoned R-2. To the south, Selah High School is zoned One-Family Residential. Property to the north is outside of the City Limits and zoned Single-Family Residential (R-1) by Yakima County.

SURROUNDING LAND USE:

North (outside the City Limits): Three single family homes on large lots (0.8 to one acre) with access to a separate private road.

South: Selah High School, the parking lot and approach from E. Goodlander Road is directly across from the site.

East: Whispering Views planned development, consisting of 47 proposed and existing single family dwellings on 2,000 to 5,000 square foot lots. Bowers Drive, a private road serving this development, fronts the site on the east boundary, but is not proposed for access to the subject property.

West: A single family home on a 0.9 acre lot. It shares access to E. Goodlander Road with the home on the subject property.

COMPREHENSIVE PLAN: The site is designated Moderate Density Residential by the Future Land Use Map, adopted 2006. This designation provides for a maximum density of 12 dwelling units per acre. This property could be developed for up to 35 dwelling units that could consist of one, two and, if approved through a zoning review process, multiple family dwellings. This is the case with or without the proposed short subdivision. Further subdivision, public zoning review, or both would be necessary in order to achieve this density.

UTILITIES: 12 inch water line and 12 inch sewer line in E. Goodlander Road. The existing home is connected to City sewer and water service. Naches-Selah irrigation is also available. There is a 10 foot wide irrigation easement across the north part of the property.

TRANSPORTATION:

E. Goodlander Road – Two lane paved collector street in 70-foot wide right-of-way with sidewalk on the south side of the street and a curb and gutter section without a sidewalk on the north side along about 100 feet of the frontage of the subject property and continuing west to the N. 1st Street intersection. Contribution toward the installation of a sidewalk on the north side of the street westerly from Lancaster Drive have been required for residential developments to the east.

The proposal would add an approach to E. Goodlander Road to two existing approaches to the subject property. One of the existing approaches is shared with the neighboring home and property to the west using an existing access and utility easement. The other is midway across the existing lot frontage. Both of these existing approaches are to the larger proposed 1.92 acre lot. The smaller 1.0 acre lot would have a new approach located within 100 feet of Bowers Drive and the east property line in a location that slopes up to the property from E. Goodlander Road. The existing approach to the high school on the south side of the street is directly across from this location. The westerly approach, shared with the home and lot to the west is directly across from the left turn pocket for the intersection of Goodlander Road and N. 1st Street.

Interior Streets – Since both proposed lots front on E. Goodlander Road, of interior streets are not proposed or required.

DRAINAGE:

“Lower No. 2 Wasteway” is in a swale that crosses the site in a southeasterly direction. The existing recorded short plat for the property shows its location in a 30-foot wide easement, which should protect it.

If one acre or more is disturbed by construction, a construction storm drainage permit may be required (issued by the Department of Ecology). Stormwater generated on the site must be retained on site.

APPLICABLE ZONING AND SUBDIVISION STANDARDS:

1. A maximum four to one (4:1) depth-to-width ratio is required by SMC 10.08.020 unless the reviewing official determines, based on evidence provided by the applicant, that a different configuration more appropriately meets the intent of the specific zoning district and the comprehensive plan. The proposed one acre lot has a depth of 397 feet. The lot width, determined midway between the front and rear lot lines according to the definitions of Lot Width and Lot Depth (Appendix A to Chapters 10.02 through 10.48) is 140 feet, so the depth-to-width ratio is 2.85:1, meeting the standard.
2. The minimum lot size in the R-2 zone for lots served by municipal sewer and water with a slope of less than 10 percent is 9,000 square feet. For slopes up to 15 percent, the minimum is 11,000 square feet. The proposed lots far exceed both of these minimum standards.
3. Improvements required for each lot in a short subdivision include water mains, fire hydrants, sanitary sewer lines, culverts, drainage structures if required, sidewalks, curbs, gutters, street paving and appropriate dedications or easements if required (SMC 10.50.017(b)). For this proposal, sewer and water service is available and to be provided to the proposed lots. There are existing fire hydrants at the high school across E. Goodlander Road from the site and about 600 feet to the east. They should be sufficient for the new and existing single-family dwellings on the proposed lots. However, additional hydrants and new water line extension may be necessary for the development of two or multiple-family dwelling per the requirements of SMC 11.30, especially if set back more than 150 feet from a public street. There does not appear to be a need for drainage structures given the size of the site and the existing easement for the wasteway, although stormwater generated on the site must be retained on the site. E. Goodlander Road is improved with a sidewalk on the south side of the street, but there is no sidewalk on the site frontage along the north side of the street.
4. Parcels must be arranged to allow for the opening of future streets and logical future subdivision unless impractical due to property size or topography (SMC 10.50.041). There is no evidence that the proposed lot configuration precludes the opening of future streets or logical future subdivision, and due to the size of the lots, requiring the extension of future streets at this time would be impractical.

STATUTORY SUBDIVISION FACTORS:

RCW 58.17.110(2) requires written findings that appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainageways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds, sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school. Recommended findings and conclusions are as follows:

1. Streets, Roads, Alleys and other Public Ways: Both proposed lots abut and have frontage on a City street. Assuming no more than two dwellings on each of the proposed lots, the proposal increases potential traffic generation by 30 trips per day.
2. Drainageways: Retention of stormwater on-site will be required and the size of the proposed lots provide sufficient open area that this can be accomplished, although provisions for drainage may be needed for the driveway approach to the new lot. There is no indication that this proposal would result in the alteration of historical drainage patterns. The preliminary short plat submitted with the application shows a wasteway through a swale across the site, but it is protected by an easement.
3. Transit: Yakima Transit service is available to the area. The number of lots in this proposal does not warrant the requirement of improvements.
4. Potable water supplies and sanitary wastes: Municipal water and sewer lines are located adjacent to the proposed parcels and connection to them is proposed. As long as the two proposed lots are occupied by single-family dwellings, or a single duplex per lot, additional fire hydrants are not required. Under the requirements of SMC 11.30.085, if developed for additional duplexes, multiple-family dwellings or at a higher density, fire hydrants and the extension of a water line into the site may be required.
5. Open Spaces: The proposed lots are one acre and larger providing for sufficient open space on the site.
6. Parks and recreation, playgrounds, schools and schoolgrounds: Selah High School is across the street from the site and other schools are nearby. Carlon Park is 700 feet to the east. These facilities should all be adequate to serve existing and future residents of this two-lot short plat.
7. Sidewalks and safe walking conditions: There is a sidewalk on the south side of E. McGonagle Road, but it is across this relatively busy street from the site. Provisions are being made to extend sidewalks on the north side of the street westerly from the Lancaster Road intersection.
8. Public health, safety and general welfare: The proposal is consistent with adopted zoning and the maximum density under the comprehensive plan. Public health and safety have been addressed previously under potable water, sewer, sidewalks, etc. The proposal is consistent with zoning and subdivision requirements and with proposed conditions of approval; there is nothing to indicate that it would not be beneficial to the public welfare.
9. Topography and Natural Features: The property has slopes of 10 to 20 percent in places, although most of the site has slopes of less than 10 percent. The proposed lot size is consistent with zoning standards for these slopes, and there are buildable locations on the property.

RECOMMENDATION: APPROVAL of the short subdivision application subject to the following conditions:

1. Final lot dimensions, lot area and improvements indicated on the proposed short plat shall conform substantially to the site plan submitted with the application.
2. Connection to municipal sewer and water service is required for all development on the proposed lots, both existing and proposed. An additional water line and fire hydrants may be required for the future construction of more than one duplex or for multiple-family dwellings on either of the proposed lots.
3. Irrigation shall be provided to both lots from the Naches-Selah Irrigation District and easements necessary to serve both lots and any surrounding parcels shown on the short plat.
4. The short plat shall be prepared by a licensed professional land surveyor and recorded by the Yakima County Auditor following approval of the final plat by the City Administrator, compliance with the applicable conditions of this decision and installation of all public improvements.
5. The applicant shall pay an amount to the City sufficient to pay for the installation of a sidewalk on the entire E. Goodlander Road frontage of the subject property. The amount of payment required shall represent the applicant's proportionate share of the cost of its installation based on lineal footage and on the City's engineering estimate for the costs of installation. In the event that the actual costs to install the sidewalk exceed the engineer's estimate, the applicant shall pay an amount in addition to the amount already paid so that the sum of both payments does not exceed a total of 115% of the engineer's estimate.
6. An updated title report shall be submitted with the final short plat unless it is submitted within four months of the date of the title report submitted with the application.
7. The following notes shall be placed on the short plat:

"The owner(s) shown hereon, or any grantees or assignees in interest, hereby covenant and agree to retain all surface water generated within the short subdivision on-site"
8. The short plat shall be recorded within five years of City approval.

**CITY OF SELAH PLANNING COMMISSION
SELAH MUNICIPAL CODE
SHORT PLAT REVIEW**

February 16, 2016

Members of the Commission present were:

SHORT PLAT: # 913.45.16-01

ENVIRONMENTAL REVIEW: Exempt

Proponent: Robert James

SELAH MUNICIPAL CODE SHORT PLAT

Factors to Be Considered (Indicate N/A if not applicable) (Pursuant to Selah Code and RCW 58.17.110)

1. STREETS, ROADS, ALLEYS, AND OTHER PUBLIC WAYS.

Findings: Both proposed lots abut and have frontage on a City street. Assuming no more than two dwellings on each of the proposed lots, the proposal increases potential traffic generation by 30 trips per day.

Conclusions: The existing street network is sufficient to accommodate vehicular traffic from the proposed short plat.

2. SIDEWALKS AND SAFE WALKING CONDITIONS.

Findings: There is a sidewalk on the south side of E. McGonagle Road, but it is across this relatively busy street from the site. Provisions are being made to extend sidewalks on the north side of the street westerly from the Lancaster Road intersection.

Conclusions: Contribution to the future provision of a sidewalk on the north side of E. Goodlander Road should be required. This will provide for adequate pedestrian access at the location of the proposed short plat.

3. DRAINAGE.

Findings: Retention of stormwater on-site will be required and the size of the proposed lots provide sufficient open area that this can be accomplished, although provisions for drainage may be needed for the driveway approach to the new lot. There is no indication that this proposal would result in the alteration of historical drainage patterns. The preliminary short plat submitted with the application shows a wasteway through a swale across the site, but it is protected by an easement.

Conclusions: Drainage can be accommodated adequately and this proposal will not hinder historical drainage patterns.

4. POTABLE WATER SUPPLY AND SANITARY WASTES.

Findings: Municipal water and sewer lines are located adjacent to the proposed parcels and connection to them is proposed.

Conclusions: Adequate municipal water supply and sewage collection facilities exist to serve potential future development. As long as the two proposed lots are occupied by single-family dwellings, or a single duplex per lot, additional fire hydrants are not required. Under the requirements of SMC 11.30.085, if developed for additional duplexes, multiple-family dwellings or at a higher density, fire hydrants and the extension of a water line into the site may be required.

6. OPEN SPACES.

Findings: The proposed lots are one acre and larger.

Conclusions: The proposed lots provide sufficient open space.

7. PARKS AND RECREATION AND PLAYGROUNDS.

Findings: Selah High School is across the street from the site. Carlon Park and other schools are nearby.

Conclusions: Adequate park, recreational and school facilities are available to serve existing and future residents of this two-lot short plat.

8. PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

Findings: The proposal is consistent with adopted zoning and the maximum density under the comprehensive plan. Public health and safety have been addressed previously under potable water, sewer, sidewalks, etc.

Conclusions: The proposal is consistent with zoning and subdivision requirements. With conditions of approval the proposal would be beneficial to the public welfare.

OTHER FACTORS THAT MAY BE RELEVANT FOR CONSIDERATION:

9. TOPOGRAPHY AND NATURAL FEATURES.

Findings: The property has slopes of 10 to 20 percent in places, although most of the site has slopes of less than 10 percent. The property is relatively flat.

Conclusions: The proposed lot size is consistent with zoning standards for these slopes, and there are buildable locations on the property. The property is suitable for development.

10. IRRIGATION AVAILABILITY:

Findings: The Naches-Selah Irrigation District serves this property.

Conclusions: Irrigation water is available.

REASONS FOR APPROVAL OR DENIAL: Based on these findings the short plat should be **APPROVED**.

MOTION TO ADOPT FINDINGS OF FACT AND RECOMMEND APPROVAL OF THE SHORT PLAT
BY _____, SECONDED BY _____ VOTE: __ to __

RECOMMENDED CONDITIONS OF APPROVAL: Eight (8) conditions of approval recommended by the Commission:

1. Final lot dimensions, lot area and improvements indicated on the proposed short plat shall conform substantially to the site plan submitted with the application.
2. Connection to municipal sewer and water service is required for all development on the proposed lots, both existing and proposed. An additional water line and fire hydrants may be required for the future construction of more than one duplex or for multiple-family dwellings on either of the proposed lots.
3. Irrigation shall be provided to both lots from the Naches-Selah Irrigation District and easements necessary to serve both lots and any surrounding parcels shown on the short plat.
4. The short plat shall be prepared by a licensed professional land surveyor and recorded by the Yakima County Auditor following approval of the final plat by the City Administrator, compliance with the applicable conditions of this decision and installation of all public improvements.
5. The applicant shall pay an amount to the City sufficient to pay for the installation of a sidewalk on the entire E. Goodlander Road frontage of the subject property. The amount of payment required shall represent the applicant's proportionate share of the cost of its installation based on lineal footage and on the City's engineering estimate for the costs of installation. In the event that the actual costs to install the sidewalk exceed the engineer's estimate, the applicant shall pay an amount in addition to the amount already paid so that the sum of both payments does not exceed a total of 115% of the engineer's estimate.
6. An updated title report shall be submitted with the final short plat unless it is submitted within four months of the date of the title report submitted with the application.

7. The following notes shall be placed on the short plat:

“The owner(s) shown hereon, or any grantees or assignees in interest, hereby covenant and agree to retain all surface water generated within the short subdivision on-site”

8. The short plat shall be recorded within five years of City approval.



**CITY OF SELAH
SHORT PLAT
APPLICATION FORM**



FILE NO:

DATE FEE PAID:

913.45.16-01

SEPA:

REC'D BY:

TRO
1-8-16

INSTRUCTIONS --- PLEASE READ PRIOR TO COMPLETING APPLICATION

- Please type or print your answers
- Answer all questions completely. If you have questions about this form or the application process, call the Selah Planning Department at (509) 698-7365
- Remember to bring all necessary attachments and the required filing fee when the application is submitted.
- The City will not accept an application for processing unless it is complete and the filing fees paid. Filing fees are non-refundable
- Filing fee of \$350 plus \$40 per lot.
- 6 copies of the proposed short plat (8½ X 11) or (11 x 17)
- Title report (must be current and reflect the undersigned signatures)
- Complete and full legal description of the property

NAME / ADDRESS OF
INDIVIDUAL
COMPLETING THIS
APPLICATION:

NAME:

SIGNATURE:

Robert James

[Signature]

STREET: 1404 W Fremont Ave
CITY: Selah

STATE: WA

ZIP: 98942

PHONE:

(509) 961-2996

NAME / ADDRESS OF
LEGAL OWNER OF
PARCEL AND
OWNER'S INTEREST IN
THE PROPERTY

NAME:

SIGNATURE:

Paul & Connie James

X [Signature] X Connie J. James

STREET: 111 E Goodlander Rd.
CITY: Selah

STATE: WA

ZIP: 98942

PHONE:

961 8088

961-0733

ASSESSOR'S PARCEL
NUMBER FOR THE LOT

181425-33418

CHECK ONE:



FEE SIMPLE OWNER



CONTRACT PURCHASER



OTHER

ZONING CLASSIFICATION /
AVERAGE LOT SIZE/ NO.
OF LOTS /
COMPREHENSIVE PLAN
DESIGNATION

ZONING CLASSIFICATION:

AVERAGE LOT SIZE:

NUMBER OF LOTS:

COMPREHENSIVE PLAN DESIGNATION:

RZ

1 Acre

2

MDR

DO ALL PROPOSED LOTS ABUT AND HAVE DIRECT ACCESS TO AN EXISTING CITY STREET? YES ☒ NO ☐

ADDITIONS TO EXISTING OR NEW STREETS PROPOSED? YES ☐ NO ☒

SOURCE AND LOCATION OF WATER SUPPLY? City/Public

METHOD OF SEWAGE DISPOSAL? City/Public

ASSESSOR'S TAX PARCEL NUMBER 181425-33418

CERTIFICATION

I certify that the information on this application is true and correct to the Best of my knowledge.

Date: 12/30/15

X [Signature] X Connie J. James
signature of Property Owner or Authorized Agent



First American

Schedule A

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

2577476

Order No.: 2577476

Liability: \$2,000.00

Fee: \$350.00

Tax: \$28.70

Name of Assured: For Sale By Owner

Date of Guarantee: December 24, 2015

The assurances referred to on the face page hereof are:

1. Title is vested in:

CONNIE J. JAMES AND PAUL W. JAMES, WIFE AND HUSBAND
2. That, according to the public records relative to the land described in Schedule C attached hereto (including those records maintained and indexed by name), there are no other documents affecting title to said land or any portion thereof, other than those shown under Record Matters in Schedule B.
3. The following matters are excluded from the coverage of this Guarantee
 - A. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
 - B. Water rights, claims or title to water.
 - C. Tax Deeds to the State of Washington.
 - D. Documents pertaining to mineral estates.
4. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown herein.
5. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.
6. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment, guarantee or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.



First American

Schedule B

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

2577476

RECORD MATTERS

1. General Taxes and assessments, if any, for the year 2016 in an amount not yet available, which cannot be paid until February 15th.
Tax Account No.: 181425-33418

Note: Taxes and charges for 2015 were paid in full in the amount of \$3,359.53.

2. Municipal assessments, if any, levied by the City of Selah.
3. Liability to further assessment by Naches-Selah Irrigation District.
4. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Paul W James, a married person and Connie J James, a married person
Grantee/Beneficiary: Wells Fargo Bank, N.A.
Trustee: Northwest Trustee Services LLC
Amount: \$197,500.00
Recorded: February 02, 2011
Recording Information: 7718287

5. Right of way reservation and right to construct flumes, ditches or aqueducts as contained in Deed. Said deed, among other things, contains the following covenant:

"That the Purchaser for himself and his heirs and assigns in consideration hereof agrees to waive, and hereby does waive, any and all claims for loss or damages by reason of any break, leakage, or overflow of said canal, or of any of its laterals, resulting in damage to or upon the land aforesaid or to any crops growing or grown thereon."

Volume/Page: 81 of Deeds/527
Grantor: Selah Valley Company

6. Easement, including terms and provisions contained therein:
Recorded: March 06, 1943
Recording Information: 1019931
In Favor of: Adjoining owners
For: Easement for pipeline 10 feet in width to convey irrigation water
Affects: The South 10 feet of the North 20 feet of said premises
7. An easement or right of way for an electric underground distribution line of one or more conductors and all necessary or desirable appurtenances (including but not limited to the right to install conduits, surface or subsurface mounted transformers, surface mounted connection boxes, and meter cabinets).
Recorded: June 06, 1956

Recording Information: 1623774
Grantee: Pacific Power & Light Company

Together with the right of ingress and egress over the adjacent lands of Grantor in order to install, maintain, repair, replace, rebuild, operate and patrol the underground electric power lines and appurtenances, and to exercise all other rights herein granted.

Grantor shall have the right to use the lands subject to the above described easement for all purposes not inconsistent with the uses and purposes herein setforth; provided that Grantor shall not build or erect any structure upon the right of way without the prior written consent of Grantee.

8. Terms, conditions and obligations of Irrevocable Property Covenant, as attached:
Recorded: October 10, 2002
Recording Information: 7296597
9. Terms and conditions of outside utility agreement, annexation covenant, and special power of attorney, as attached.
Recorded: October 10, 2002
Recording Information: 7296598
10. Terms, conditions and obligations of Irrevocable Property Covenant, as attached:
Recorded: February 19, 2010
Recording Information: 7682863
11. Terms and conditions of outside utility agreement, annexation covenant, and special power of attorney, as attached.
Recorded: February 19, 2010
Recording Information: 7682864
12. Water Covenant including the terms and provisions thereof:
Dated: July 15, 2010
Recorded: 7697667
Executed by: Naches-Selah Irrigation District
13. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Short Plat recorded under recording number 7709816.
14. Easement, including terms and provisions contained therein:
Recording Information: 7719100 and 7719101
For: ingress, egress and utilities

Informational Notes, if any

Note: Naches-Selah Irrigation District assessment for year 2015 is paid in full.

Amount: \$ 782.00

Note: Weed District assessment for year 2015 is paid in full.

Amount: \$ 7.13

Note: Horticulture Pest & Disease Control District assessment for year 2015 is paid in full.

Amount: \$ 1.00

Note: Said premises may be assessed annually by:

Weed District

Horticulture Pest & Disease Control District



First American

Schedule C

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

2577476

The land in the County of Yakima, State of Washington, described as follows:

LOT 2 OF SHORT PLAT RECORDED ON NOVEMBER 08, 2010 UNDER AUDITOR'S FILE NO. 7709816,
SITUATE IN YAKIMA COUNTY, WASHINGTON.



CITY OF SELAH

Planning Department

222 South Rushmore Road

Selah, Washington 98942

Phone 509 698-7365

Fax 509 698-7372

NOTICE OF DEVELOPMENT APPLICATION OPPORTUNITY TO PROVIDE COMMENTS NOTICE OF PLANNING COMMISSION PUBLIC HEARING

Notice of Short Subdivision Application – File No. 913.45.16-01

Application: On January 8, 2016 the City of Selah Planning Department received a Short Subdivision application from Robert James, 1404 W. Fremont Avenue, to subdivide a 2.92 acre parcel into two lots in the Two-Family Residential (R-2) zone. The application was determined complete for processing on January 19, 2016. The decision on this application will be made within one-hundred twenty days of the determination of complete application.

Location: North side of E. Goodlander Road at 111 E. Goodlander in Selah. (Yakima County Assessor Parcel Number: 181425-33418).

Approvals, Actions and Required Studies: Short Subdivision.

Environmental Review: The City of Selah, as the lead agency for this proposal under the State Environmental Policy Act (SEPA) has determined that the proposal is categorically exempt from SEPA under WAC 197-11-800(6)(a)&(d).

Request for Written Comments on the Proposal Written comments concerning the proposed short subdivision will be accepted during the public comment period that ends at 5:00.p.m. on February 16, 2016. You may mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942, send them by fax at 1 (509) 698-7372 or by e-mail at tdurant@ci.selah.wa.us. Reference a file number stated in this notice or “James Short Plat” in your correspondence.

Open Record Public Hearing Notice is hereby given that on Tuesday, February 16, 2016 commencing at 5:30 P.M., or as soon thereafter as practical, the City of Selah Planning Commission will conduct an open record public hearing in the Council Chambers, Selah City Hall, 115 W. Naches Ave. Selah, WA on the short subdivision. All interested persons may appear and provide testimony on the application. SMC 21.09.020, SMC 21.09.030 and SMC 10.50.016 are pertinent to the hearing procedure. At the conclusion of the public hearing the Planning Commission will consider the matter and make a recommendation to the City Administrator for approval, approval with conditions, or denial of the application.



Application information and maps detailing the proposal are available during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions.

Dated this 29th day of January 2016.

/s/

Thomas R. Durant, Community Planner



**CITY OF SELAH
AFFIDAVIT OF MAILING**

**STATE OF WASHINGTON
COUNTY OF YAKIMA**

I, Caprise Groo, being first duly sworn on oath dispose and says:

I am an employee of the City of Selah, 222 South Rushmore Road, Selah, Washington; that I did on the 1 day of Feb, 2016 caused to be mailed, 48 envelopes, containing a true and correct copy of a Notice of Short Subdivision Application, File 913.45.16-01. Said envelopes mailed from Selah, WA. with the correct first class postage and addressed to the owners of property listed by the Yakima County Treasurer as being the legal owners of real property located within 600 feet of the proposal.

A listing of the legal owners of real property to whom notice has been mailed is contained in file 913.45.16-01

Caprise Groo
Caprise Groo

**STATE OF WASHINGTON
COUNTY OF YAKIMA**

On this day personally appeared before me Caprise Groo to me known to be the individual referenced herein and who caused to be mailed the Notice of Short Subdivision Application, File 913.45.16-01

Given under my hand and official seal this 1st day of February 2016.

Cynthia L Graziano
Cynthia L Graziano

Notary Public in and for the State of Washington, residing at Yakima, WA. My term expires 7/14/18.



YAKIMA HERALD-REPUBLIC

Affidavit of Publication

STATE OF WASHINGTON,)
)
COUNTY OF YAKIMA)

Debbie Martin, being first duly sworn on oath deposes and says that she/he is the Accounting clerk of Yakima Herald-Republic, Inc., a daily newspaper. Said newspaper is a legal newspaper approved by the Superior Court of the State of Washington for Yakima County under an order made and entered on the 13th day of February, 1968, and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continually as a daily newspaper in Yakima, Yakima County, Washington. Said newspaper is now and has been during all of said time printed in an office maintained at the aforesaid place of publication of said newspaper.

That the annexed is a true copy of a:
NOTICE OF DEVELOPMENT APPLICATION OP

it was published in regular issues (and not in supplement form) of said newspaper once each day and for a period of 1 times, the first insertion being on 02/01/2016 and the last insertion being on 02/01/2016

Yakima Herald-Republic 02/01/16

and the such newspaper was regularly distributed to its subscribers during all of the said period. That the full amount of the fee charged for the foregoing publication is the sum of \$207.20

Debbie Martin

Accounting Clerk



Sworn to before me this 1st day of February 2016

Lisa M. Driggs
Notary Public in and for the
State of Washington,
residing at Yakima

**NOTICE OF DEVELOPMENT APPLICATION
OPPORTUNITY TO PROVIDE COMMENTS
NOTICE OF PLANNING COMMISSION PUBLIC HEARING**

Notice of Short Subdivision Application – File No. 913.45.16-01

Application: On January 8, 2016 the City of Selah Planning Department received a Short Subdivision application from Robert James, 1404 W. Fremont Avenue, to subdivide a 2.92 acre parcel into two lots in the Two-Family Residential (R-2) zone. The application was determined complete for processing on January 19, 2016. The decision on this application will be made within one-hundred twenty days of the determination of complete application.

Location: North side of E. Goodlander Road at 111 E. Goodlander in Selah. (Yakima County Assessor Parcel Number: 181425-33418).

Approvals, Actions and Required Studies: Short Subdivision.

Environmental Review: The City of Selah, as the lead agency for this proposal under the State Environmental Policy Act (SEPA) has determined that the proposal is categorically exempt from SEPA under WAC 197-11-800(6)(a)&(d).

Request for Written Comments on the Proposal Written comments concerning the proposed short subdivision will be accepted during the public comment period that ends at 5:00 p.m. on February 16, 2016. You may mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942, send them by fax at 1 (509) 698-7372 or by e-mail at tdurant@ci.selah.wa.us. Reference a file number stated in this notice or "James Short Plat" in your correspondence.

Open Record Public Hearing Notice is hereby given that on Tuesday, February 16, 2016 commencing at 5:30 P.M., or as soon thereafter as practical, the City of Selah Planning Commission will conduct an open record public hearing in the Council Chambers, Selah City Hall, 115 W. Naches Ave. Selah, WA on the short subdivision. All interested persons may appear and provide testimony on the application. SMC 21.09.020, SMC 21.09.030 and SMC 10.50.016 are pertinent to the hearing procedure. At the conclusion of the public hearing the Planning Commission will consider the matter and make a recommendation to the City Administrator for approval, approval with conditions, or denial of the application.

Application information and maps detailing the proposal are available during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions.

Dated this 29th day of January 2016.

/s/ Thomas R. Durant, Community Planner

(617806) February 1, 2016